

# ORDINANCE C-54-05

## AN ORDINANCE FOR THE REZONING OF 4110 DEMOREST ROAD FROM PSO TO PUD-I

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WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on April 26, 2005; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.


NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from PSO to PUD-I:

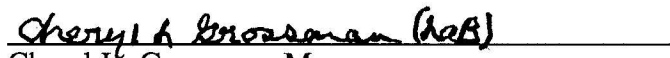
Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 *and being part of Reserve "A" of Tanglebrook Subdivision, as recorded in Official Records, Plat Book 50, pages 1, 2 & 3, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.


SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

  
William E. Saxton, President of Council

Passed: 06-20-05  
Effective: 07-20-05

  
Cheryl L. Grossman, Mayor

Attest:

  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance  
is correct as to form.


  
Thomas R. Clark, Director of Law

Exhibit "A"  
C-54-05

Legal description of the land:

Situated in the County of Franklin, in the State of Ohio and City of Grove City, and being in Virginia Military Survey No. 1383, and being part of Reserve "A" of Tanglebrook Subdivision, as recorded in Plat Book 50, pages 1, 2 & 3 and Corrected by Affidavit as recorded in Volume 3529, page 663, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the intersection of Copperfield Place (60' Easement) as described by the above Affidavit, and the North property line of the above described Reserve "A" said property line also being the South right-of-way line of Grove City Road, said point being TRUE PLACE OF BEGINNING of this description;

Thence South  $3^{\circ} 11' 30''$  West, along the centerline of Copperfield Place, a distance of 245.36 feet to a point;

Thence continuing along said centerline of Copperfield Place, and with a curve to the left, having a radius of 200.00 feet, and a chord which bears South  $2^{\circ} 57' 20''$  East, a distance of 42.83 feet to a point;

Thence continuing along said centerline of Copperfield Place, with a curve to the right, having a radius of 200.00 feet, and a chord which bears South  $4^{\circ} 32' 40''$  West, a distance of 94.38 feet to a point;

Thence continuing along said centerline of Copperfield Place, South  $18^{\circ} 11' 30''$  West, a distance of 2.00 feet to a point in the northerly right-of-way of Demorest Road; of the above said Tanglebrook Subdivision;

Thence along the said northerly right-of-way, North  $71^{\circ} 48' 30''$  West, a distance of 312.75 feet to a point;

Thence continuing along said right-of-way, with a curve to the right, having a radius of 250.00 feet, and a chord which bears North  $65^{\circ} 07' 32''$  West a distance of 58.19 feet to a point in the West property line of said Reserve "A" and the Tanglebrook Subdivision;

Thence North  $2^{\circ} 23' 00''$  East, along the said West property line, a distance of 81.82 feet to the Southwest corner of a 1.004 acre tract owned by Hildred M. Kirk;

Thence South  $86^{\circ} 48' 30''$  East, along the South property line of the said Kirk tract, a distance of 175.00 feet to the Southeast corner of said tract;

Thence North  $2^{\circ} 23' 00''$  East, along the East property line of the Kirk tract, a distance of 200.00 feet to a point, in the North property line of Reserve "A";

Thence South  $86^{\circ} 48' 30''$  East, along the North property line of Reserve "A", a distance of 183.30 feet, and returning to the TRUE PLACE OF BEGINNING of this description, and containing 1.959 acres more or less and being subject to all easements, restrictions and rights-of-way of record.

Commonly known as: 4100 Demorest Road, Grove City, OH



**Joseph W. Testa**  
Auditor, Franklin County, Ohio

Geographic Information System

**PID: 040-005834**  
**Shaffer Fred M & Ethel H**  
**4110 Demorest Rd**  
Grove City, OH 43123-9549

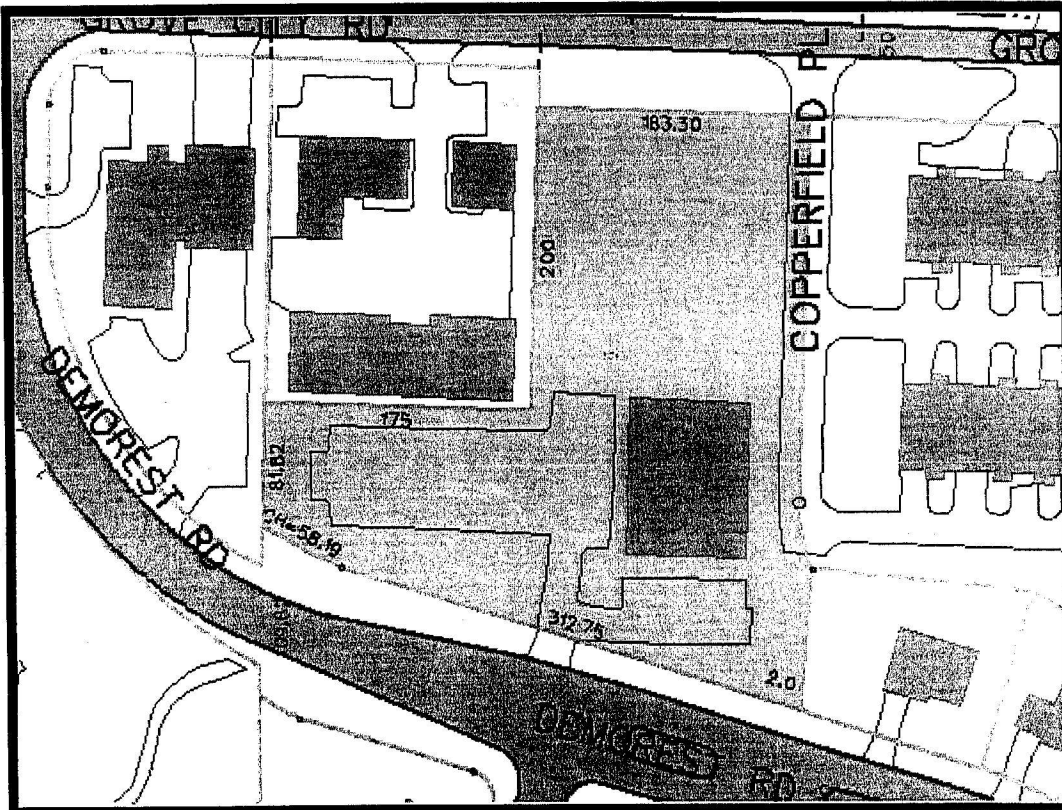


Image Date: Tue Oct 19 14:58:35 2004

**Disclaimer**

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

**4110 Demorest Rd. LLC  
PUD - I  
04/07/2005  
Application #200503010028**

**ZONING TEXT**

The following use list and development standards shall be made part of the PUD - I zoning.

**SITE CHARACTERISTICS**

The tract is approximately 1.959 acres sitting on the south side of Grove City Road and west of Copperfield Place. The property is situated approximately 250' east of the Demorest/Grove City Roads Intersection. The property currently has an 8,000 sq/ft building with frontage facing Demorest Road and is currently zoned PSO.

The request for rezoning is appropriate, given the Robinson Development to the west zoned IND-2. The site lends itself to the Planned Unit District because it provides flexibility in the range of uses allowed within the development and in determining the development standards for the various activities to be located within the property.

**PERMITTED USES**

Subject to the exceptions provided within this subsection the following zoning district uses shall be permitted in this PUD - I classification:

PSO:	Professional Services
OLR:	Office/Laboratory/Research
C - 1:	Service Commercial
C - 2:	Retail Commercial
SD - 1:	Educational
SD - 2:	Service
M - 1:	Medical
IND - 1:	Light Industry

Excepted from the PUD - I district shall be:

IND - 2  
Dairy Products 202 X  
Bakery Products 205 X  
Candy and Other Confectionary Products 2064

**RECEIVED**

**APR 07 2005**

**GC PLANNING COMMISSION**

Chocolate and Cocoa Products 2066  
Chewing Gum 2067  
Salted Nuts and Seeds 2068  
Beverages 208 X  
Dry Cleaning and Dyeing Plants, except Rug Cleaners 7216  
Rug Cleaning and Repairing Plants 7217  
Industrial Launderers 7218  
Public Utilities  
Gasoline Station  
Trucking and Freight Terminal  
Parking  
Motion Picture (78 XX)  
Hotel, Motels, Rooming Houses, etc. (70 XX)  
Adult Bookstores/Film & Video Tape Sales & Rental  
Outside storage of materials (i.e. lumber, pipes, construction items, etc;) may be permitted with specific approval of City Council

### **PARKING AND LOADING**

1. Parking space and loading space requirements shall be regulated by the Grove City Code.
2. Loading docks shall be screened from all public streets except at access points, by landscaping, mounding, walls or other buildings to a height of the loading dock door.

### **CIRCULATION**

1. Specific curb cuts shall be determined at the time of development of the property and will require the approval of the City through the development plan process.
2. All parking lots and access drives shall be asphalt and the curbs to be extruded concrete.

### **WASTE AND REFUSE**

1. All waste and refuse shall be containerized and screened from view by a solid wall, fence or landscaping on the three sides with a solid gate for complete enclosure of the storage area. Building material for the wall shall be consistent with building materials for the associated building(s).

### **UTILITIES**

1. All new utility lines including water, sanitary sewer, electricity, telephone, cable

and gas and their connections or feeder lines shall be placed underground. (This requirement does not apply to the relocation of existing utilities). Any cost sharing with the city for enlargement or extensions of utility lines shall be governed by the Grove City Code.

### **LANDSCAPING**

1. Landscaping required for all future development on the site will adhere to the requirements of Chapter 1136 of the Grove City Codified Ordinances.

### **SIGNAGE AND GRAPHICS**

1. The signage for each building shall be calculated on an individual basis and shall comply with the signage code unless approved by the Board of Zoning Appeals.

### **LIGHTING**

1. External lighting shall be cut off type fixtures to prevent off-site light spillage.
2. All types of parking and other exterior lighting shall be on poles or wall mounted cut-off fixtures and shall be from the same type and style.
3. Parking lot lighting shall be no higher than 30'.
4. Cut-off type landscape and building uplighting shall be permitted.
5. All lights shall be arranged to reflect light away from any adjacent properties or streets.
6. No colored lights shall be used to illuminate the exterior of buildings.

### **ARCHITECTURE**

1. No building shall be more than 45' in height.
2. Building materials shall be brick, stone, cultured stone or glass, individually or in any combination thereof. In addition, stucco, synthetic stucco, split face block, precast concrete and wood trim may be used as an accent material not to exceed 30% in area of each facade.
3. Roof top mechanicals shall be screened from off site view by parapet walls, other screening measures for roof top mechanicals may be approved by City Council, as

well as ground mounted mechanicals that may be screened by either landscaping, walls, fencing or buildings individually or in any combination there of.